

06- 0-2261

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-107
Date Filed: 9-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at , **3415 and 0 Fairburn Road, S.W**, be changed from the **I-1-C (Light Industrial-Conditional) District and R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 35 and 40, District 14th ff Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

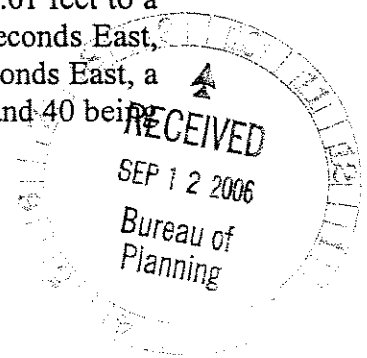
LEGAL DESCRIPTION

Tract F

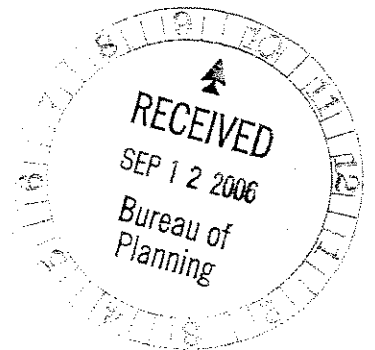
All that tract or parcel of land lying and being in Land Lots 35, 36 and 40 of the 14th FF District, Fulton County, Georgia and being more particularly described as follows:

Beginning at the land lot corner common to land lots 35, 36, 39 and 40; thence from said **Point of Beginning** as thus established, proceeding along the land lot line dividing land lots 35 and 40, North 00 Degrees 26 Minutes 25 Seconds East, a distance of 137.21 feet to a point; thence leaving said land lot line, proceeding South 88 Degrees 37 Minutes 11 Seconds East, a distance of 230.11 feet to a point; thence following a counterclockwise curve with an arc distance 494.59 feet, having a radius of 350.00 feet, subtended by a chord bearing and distance of North 50 Degrees 11 Minutes 59 Seconds East, 454.45 feet to a point; thence proceeding North 12 Degrees 13 Minutes 08 Seconds West, a distance of 2676.02 feet to a point; thence South 89 Degrees 13 Minutes 40 Seconds East, a distance of 9.32 feet to the land lot corner common to land lots 34, 35, 40 and 41; thence along the land lot line dividing land lots 34 and 35, South 87 Degrees 29 Minutes 56 Seconds East, a distance of 2909.30 feet to a point on the westerly right of way of Seaboard Coastline Railroad (having a 100 foot right of way width); thence proceeding along said right of way, South 10 Degrees 19 Minutes 31 Seconds West, a distance of 344.18 feet to a point; thence following a clockwise curve with an arc distance of 1492.09 feet, having a radius of 1859.86 feet, subtended by a chord bearing and distance of South 33 Degrees 18 Minutes 30 Seconds West, 1452.40 feet to a point; thence continuing along said right of way, South 56 Degrees 18 Minutes 23 Seconds West, a distance of 672.86 feet to a point; thence following a counterclockwise curve with an arc distance of 1225.60 feet, having a radius of 1482.39 feet, subtended by a chord bearing and distance of South 32 Degrees 41 Minutes 59 Seconds West, 1190.99 feet to a point; thence leaving Seaboard Coast Line Railroad right of way, North 88 Degrees 52 Minutes 26 Seconds West, a distance of 169.69 feet to a point; thence South 11 Degrees 25 Minutes 46 Seconds East, a distance of 53.90 feet to a point; thence South 06 Degrees 37 Minutes 21 Seconds East, a distance of 226.85 feet to a point on the northerly right of way of Fairburn Road (having a 60 foot right of way width); thence following a clockwise curve with an arc distance of 109.73 feet, having a radius of 1643.75 feet, subtended by a chord bearing and distance of South 88 Degrees 38 Minutes 44 Seconds West, 109.71 feet to a point; thence following a clockwise curve with an arc distance of 220.62 feet, having a radius of 1370.39 feet, subtended by a chord bearing and distance of North 84 Degrees 49 Minutes 48 Seconds West, 220.38 feet to a point; thence continuing along said right of way, North 80 Degrees 13 Minutes 05 Seconds West, a distance of 214.19 feet to a point; thence following a counterclockwise curve with an arc distance of 199.51 feet, having a radius of 605.46 feet, subtended by a chord bearing and distance of North 89 Degrees 39 Minutes 29 Seconds West, 198.61 feet to a point; thence leaving said right of way, North 01 Degrees 04 Minutes 34 Seconds East, a distance of 4.62 feet to a point; thence North 01 Degrees 04 Minutes 34 Seconds East, a distance of 232.46 feet to the land lot corner common to land lots 35, 36, 39 and 40 being the **Point of Beginning**

2-06-107



The above described property is shown on an Alta/Acsn Land Title Survey For: Savannah Park, LLC, Cowart Lake Ventures, L.P., Chicago Title Insurance Company, and Buckhead Title & Abstract Company, Inc., as Tract F, containing 122.30 Acres, prepared by Travis Pruitt and Associates, Inc., dated November 7, 2005.



7-00-107